

CITY OF SAN ANTONIO
Board of Adjustment
Regular Public Hearing Agenda

Cliff Morton Development and Business Services Center
1901 South Alamo Street
Board Room, First Floor

Monday, January 7, 2008
1:00 PM

BOARD OF ADJUSTMENT MEMBERS

Liz Victor – District 1	Paul Klein – District 6
Edward Hardemon – District 2	Mary Rogers – District 7
Helen Dutmer – District 3	Andrew Ozuna – District 8
Vacant– District 4	Michael Gallagher – District 10
George Alejos – District 5	Gene Camargo – District Mayor
Mike Villyard – District 9	
Chairman	
Maria Cruz	Michael Dean
Mimi Moffat	Henry Rodriguez
Rollette Schreckenghost	Pete Vallone

1. **11:30 AM, Tobin Room – Executive Session: consultation on attorney-client matters.**
2. 1:00 PM Board Room – Public Hearing Call to Order.
3. Roll Call.
4. Pledges of Allegiance.
5. **A-08-021:** The request of Alvin G. Peters, for a 29-foot variance from the Unified Development Code requirement that a minimum 30-foot front setback be maintained in “I-2” zoning districts, in order to build a structure 1-foot from the front property line, 1545 South San Marcos Street.
6. **A-08-027:** The request of PSCE, Inc., for a 15-foot variance from the minimum 30-foot rear setback required in “C-3” zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 15 feet from the rear property line, 7327 North Loop 1604 West.
8. Approval of the minutes from the regular meeting on December 17, 2007 and November 20, 2006.
9. Staff Report.

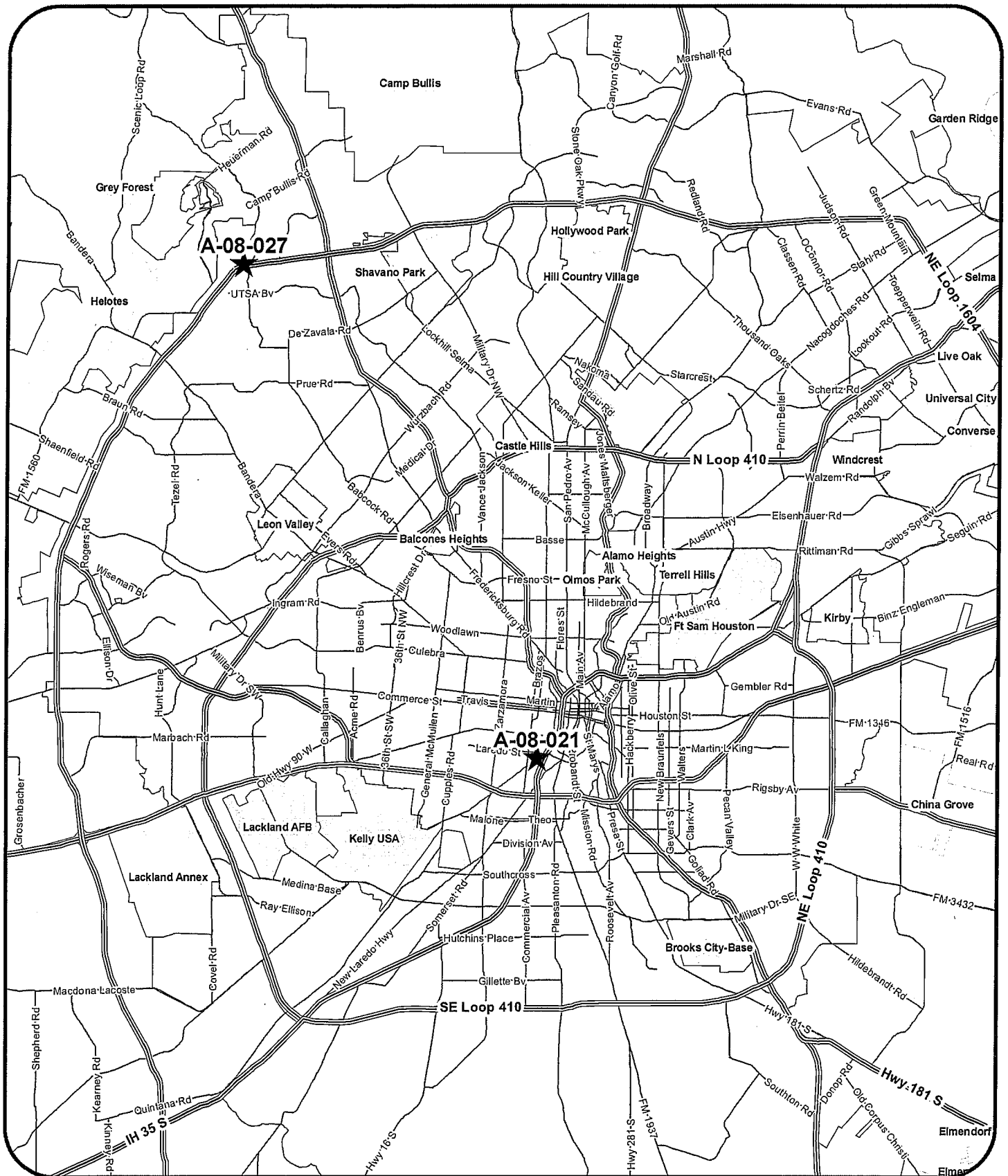
10. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
11. **Adjournment**

Note: The City of San Antonio Board of Adjustment Agenda can be found on the Internet at: www.sanantonio.gov/dsd

At any time prior to the meeting, you may contact a case manager at 207-6944 to check the status of a case.

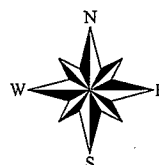
Accessibility Statement

This meeting is wheelchair accessible. The accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located in front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.

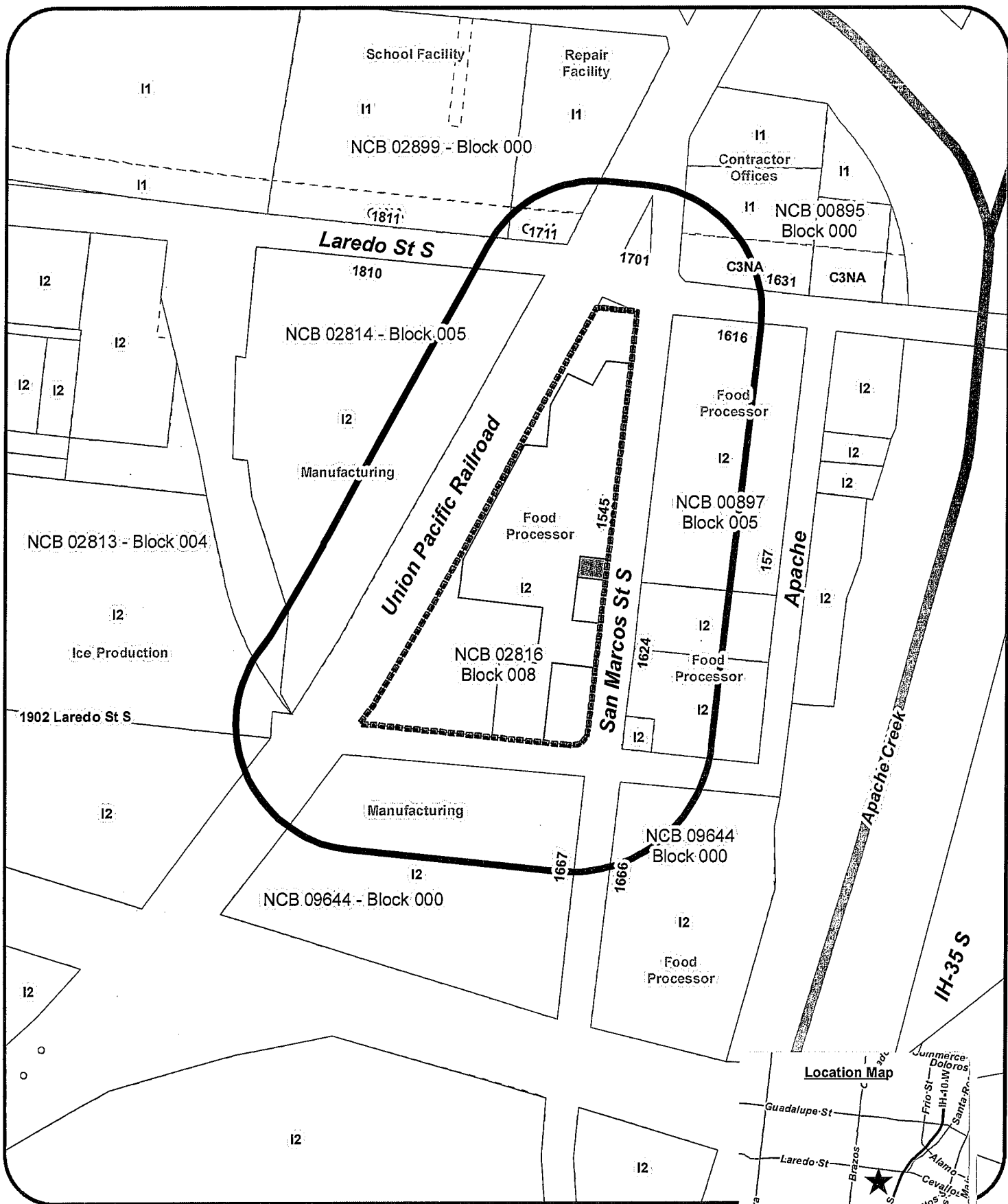


Board of Adjustment

**Subject Property Locations
Cases for January 7, 2008**





Produced by the City of San Antonio
Development Services Department
(01/03/2008)



Board of Adjustment
Notification Plan for
Case A-08-021



Legend
 Subject Property 
 200' Notification Buffer 

Scale: 1" approx. = 200'
 Council District 5



Produced by the City of San Antonio
 Development Services Department
 (12/06/2007)

Board of Adjustment - Case No. A-08-021

January 7, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, January 7, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Alvin G. Peters
Lot 12, Block 8, NCB 2816
1545 South San Marcos Street
Zoned: "I-2" Heavy Industrial District

The applicant is requesting a 29-foot variance from the Unified Development Code requirement that a minimum 30-foot front setback be maintained in "I-2" zoning districts, in order to build a structure 1-foot from the front property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager David Arciniega at 207-6944 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

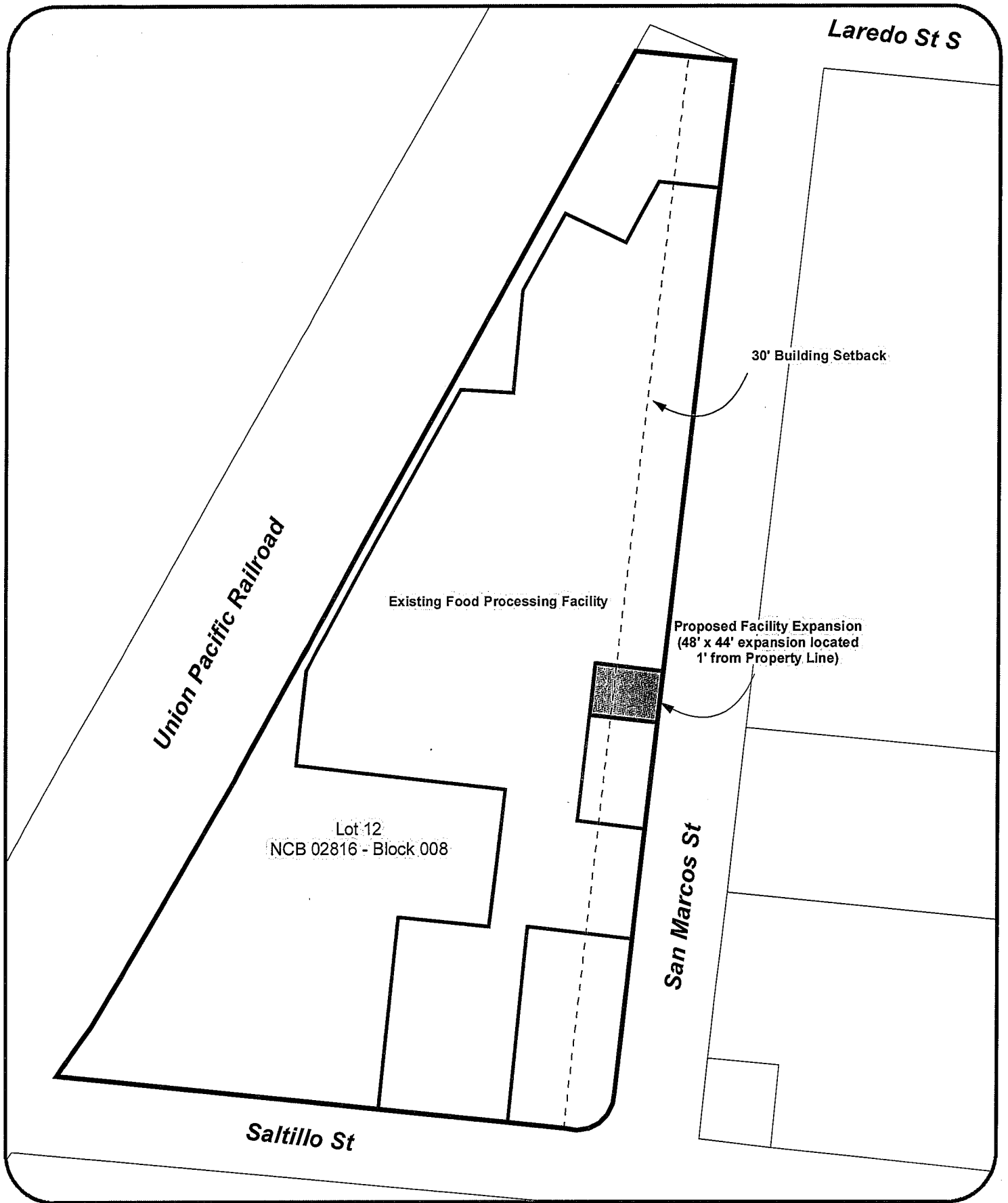
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

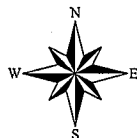
Comments/Comentarios: _____

A-08-021



Board of Adjustment

**Plot Plan for
Case A-08-021**



Scale: 1" approx. = 80'
Council District 5

1545 San Marcos St S

Produced by the City of San Antonio
Development Services Department
(12/05/2007)

CASE NO: A-08-021

Board of Adjustment – January 7, 2008

Continued from December 17, 2007

Applicant: Alvin G. Paters
Owner: Surlean Meat Company
Request(s): A 29-foot variance from the minimum 30-foot front setback required in "I-2" zoning districts, in order to build a structure 1-foot from the front property line

Legal Description: Lot 12, Block 8, NCB 2816

Address: 1545 South San Marcos Street

Zoning: "I-2" Heavy Industrial District

Existing Use: Meat Packing Plant

Neigh. Assoc: Avenida Guadalupe Neighborhood Association **within 200 feet**

Neigh. Plan: Guadalupe Westside Community Plan

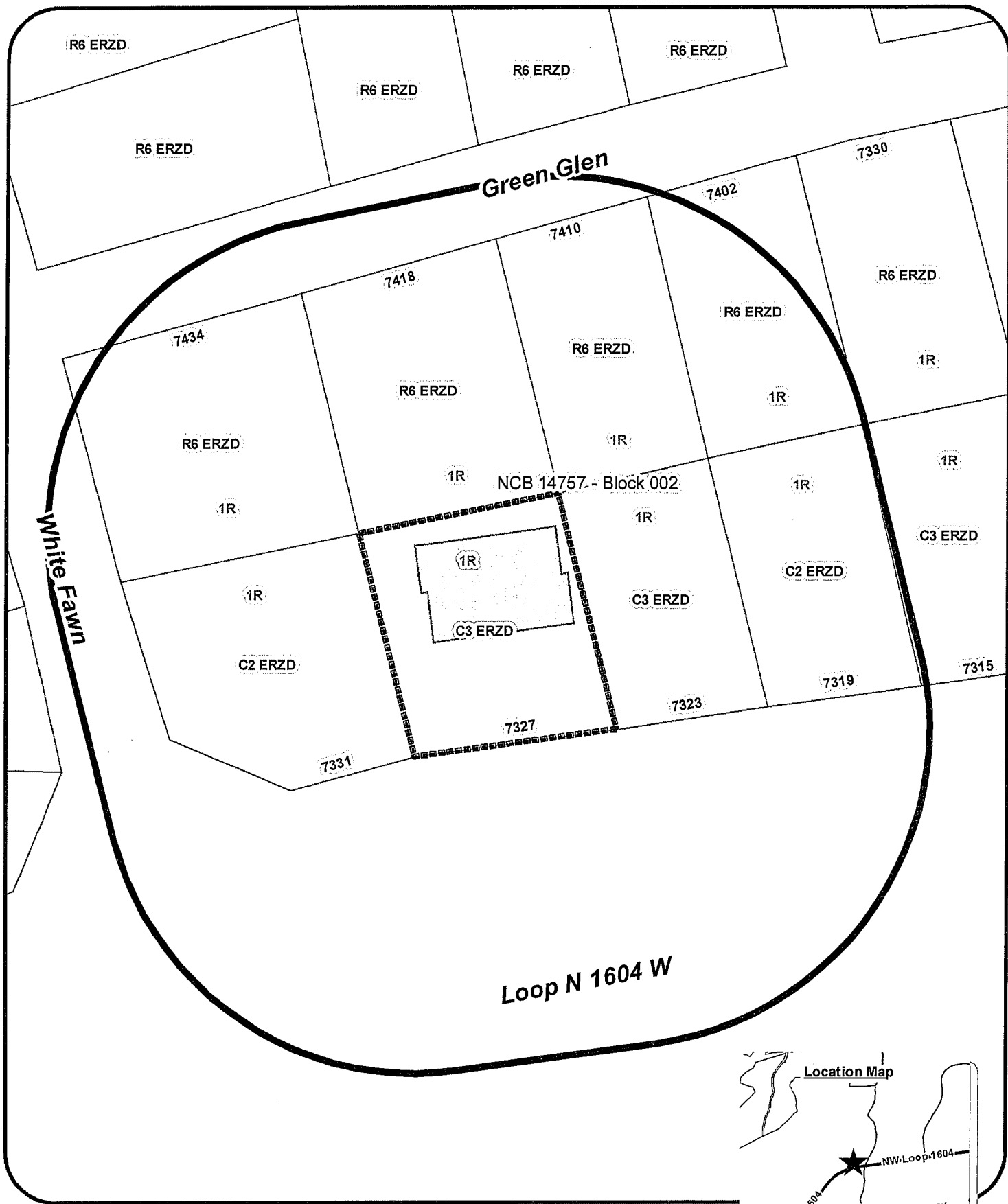
Section of the City Code from which this variance is requested:

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 30-foot front setback is required in "I-2" zoning districts.

Background: The subject property is located west of Downtown, on the westside of South San Marcos Street, south of South Laredo Street and west of IH 35 South. The subject property is in the vicinity of the old San Antonio Stock Yards and has been occupied by a meat packing plant/ freezer storage warehouse establishment since 1960. Heavy industrial zoning and uses surround the subject property. The applicant is requesting a variance in order to construct a 2,112 square-foot addition that, as proposed, would encroach into the front setback.

Recommendation: The intent of the front setback requirement in industrial districts is to provide a reasonable buffer between the public right-of-way, to allow for air flow and light penetration, and to prevent the overcrowding of lots. The immediate vicinity is characterized by existing freezer storage/warehouse buildings with varying front setbacks along South San Marcos Street. Considering these factors, it appears the proposed addition, which would be located 1-foot from the front property line would not conflict with the streetscape for this general area and would still observe the spirit and intent of the ordinance. Staff recommends **approval** of the requested variance.

Case Manager: David Arciniega, Planner (210) 207-6944



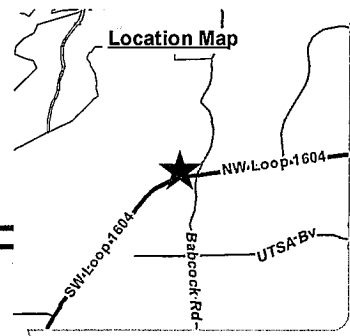
Board of Adjustment
Notification Plan for
Case A-08-027



Legend

Subject Property 
 200' Notification Buffer 

Scale: 1" approx. = 80'
 Council District 8



Produced by the City of San Antonio
 Development Services Department
 (12/10/2007)

Board of Adjustment - Case No. A-08-027

January 7, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, January 7, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – PSCE, Inc.

Lot 8, Block 2, NCB 14757

7327 North Loop 1604 West

Zoned: "C-3 ERZD" Commercial Edwards Recharge Zone District

The applicant is requesting a 15-foot variance from the minimum 30-foot rear setback required in "C-3" zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 15 feet from the rear property line

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager David Arciniega at 207-6944 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

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Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

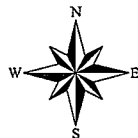
Comments/Comentarios: _____

A-08-027



Board of Adjustment

**Plot Plan for
Case A-08-027**



Scale: 1" approx. = 30'
Council District 8

7327 Loop N 1604 W

Produced by the City of San Antonio
Development Services Department
(12/19/2007)

CASE NO: A-08-027**Board of Adjustment – January 7, 2008**

Applicant: PSCE, Inc.
Owner: 1604 UT Properties LLC
Request(s): A 15-foot variance from the minimum 30-foot rear setback required in "C-3" zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 15 feet from the rear property line
Legal Description: Lot 8, Block 2, NCB 14757
Address: 7327 North Loop 1604 West
Zoning: "C-3 ERZD" Commercial Edwards Recharge Zone District
Existing Use: Vacant land
Neigh. Assoc: Hills and Dales Neighborhood Association
Neigh. Plan: None

Section of the City Code from which the variance is requested:

Section 35-310 Zoning District Purpose Statements and Design Regulations: A minimum 30-foot rear setback is required in "C-3" zoning districts when abutting residential uses or residential zoning districts.

Background: The subject property is located on the City's far northwest side, west of Babcock Road and north of North Loop 1604 West. The subject property is located on the north side of North Loop 1604 West access road and is currently undeveloped. A single-family residential subdivision is adjacent to the subject property to the north and commercial zoning and uses lie to the east and west. The applicant is requesting a variance from the minimum rear setback requirements, in order to construct a 5,640 square-foot retail structure that, as proposed, would encroach into the rear setback.

Recommendation: The intent of the rear setback requirement for commercial uses is to provide a reasonable buffer to protect abutting residences from the noise, light, and traffic typically generated by commercial uses, to allow for air flow and light penetration, and to prevent the overcrowding of lots. This lot does not appear to be characterized by any unique terrain features where literal enforcement of the rear setback requirement would result in unnecessary hardship. It appears that alternate site configuration options are available; therefore, Staff recommends **denial** of the requested variance.

Case Manager: David Arciniega, Planner (210) 207-6944